



CANDLESTICK POINT/HUNTERS POINT SHIPYARD PHASES 1 & 2 DUST MONITORING AND REPORTING REQUEST FOR PROPOSALS

February 3, 2015

PRE-BID CONFERENCE

Agenda

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- Introduction to Management Team
- Hunters Point Shipyard Phase 1 Overview
- Candlestick Point / HPS Phase 2 Overview
- Regulatory Background & Dust Plans
- RFP Scope of Work and Format
- SBE/LBE Goals and Procedures
- RFP Timeline & Q&A

Management Team

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Lennar Urban (CP DevCo & HPS DevCo) in Partnership with the
Successor to the San Francisco Redevelopment Agency (OCII)

- ▣ Bronson Johnson - Director of Land Development
- ▣ Jeff Martin - Environmental Manager
- ▣ Jermaine Smith - Site Development Manager
- ▣ Dustin Rieger - Site Operations Manager
- ▣ TMI/HCI – Construction Management

Hunters Point Shipyard Phase 1

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Hunters Point Shipyard Phase 1 (HPS DevCo)

- ▣ 2003 DDA between OCII and Lennar (2000 EIR)
- ▣ SFDPH Article 31 & BAAQMD ATCMs
- ▣ Mass Grading 2006-07 / Infrastructure Improvements 2007-present
- ▣ Hilltop Vertical and Open Space Development 2013 through 2017
- ▣ Hillside Vertical and Open Space Development 2015 through 2019



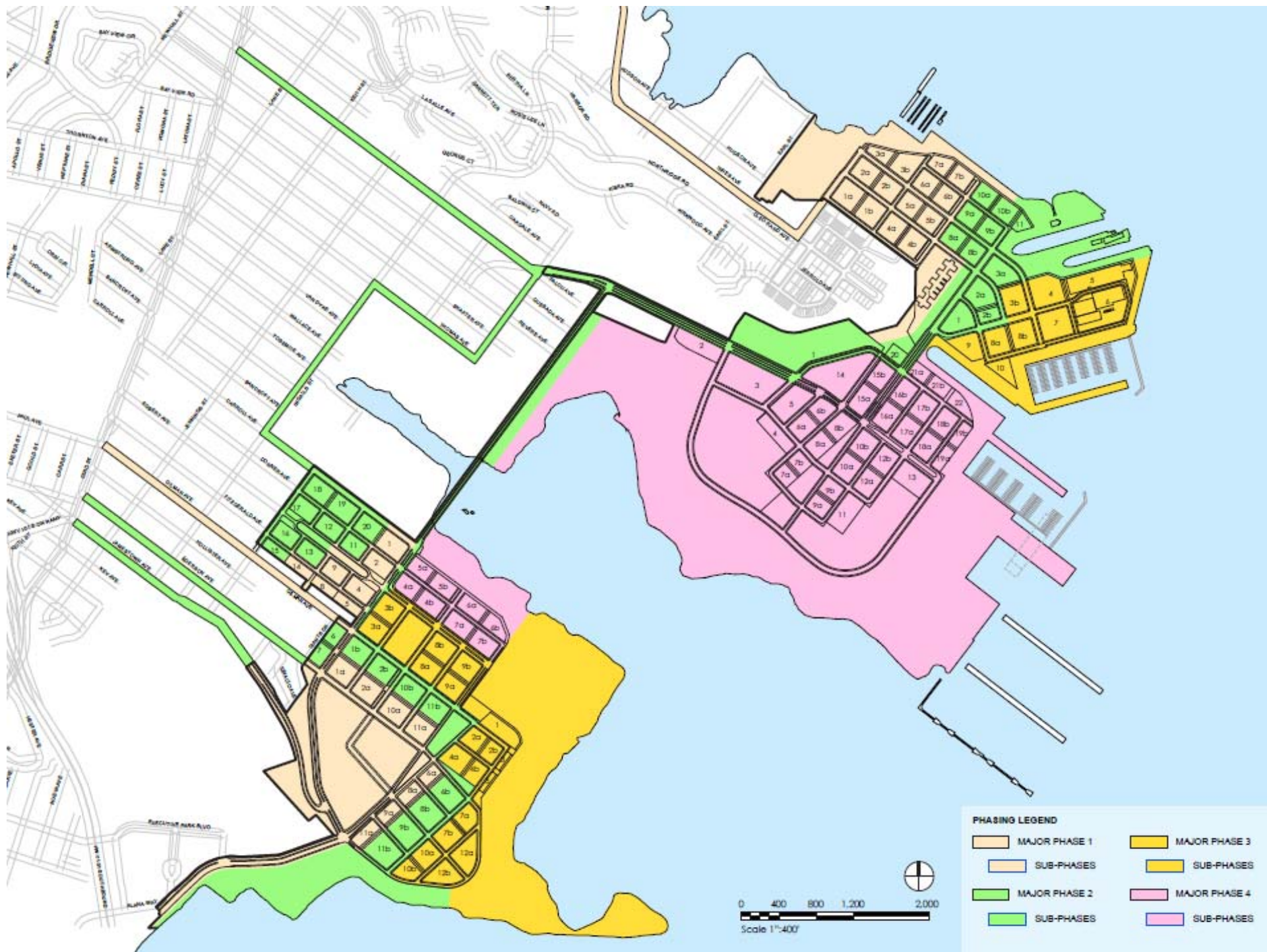
Candlestick Point / Hunters Point Shipyard Phase 2

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Candlestick Point / Hunters Point Shipyard Phase 2 (CP DevCo)

2010 DDA between OCII and Lennar

- Candlestick Point – 4 Major Phases / 18 Subphases
 - SFDPH Article 22B & BAAQMD ATCMs
 - CP-01 (Alice Griffith Housing) began in 2014
 - CP-0234 (Stadium Site Redevelopment) began in 2014
- Hunters Point Phase 2 – 4 Major Phases / 22 Subphases
 - SFPDF Article 31 & BAAQMD ATCMs
 - Artists Parcel to begin in 2015



SFDPH Environmental Health Article 22B & 31

Construction Dust Control Requirements

DPH is required to review site specific dust control plans for projects greater than half acre in size, and sensitive receptors within 1,000 feet of the project.

Projects must submit to DPH a plan for approval prior to starting construction. For approval, the plan must specify elements such as watering plans, particulate matter monitoring (PM10), establishment of a complaint hotline, enforcement of speed limits on the construction site, and other measures as specified in Articles 22B and 31 of the Health Code.

- analysis of the wind direction,
- placement of upwind and downwind particulate dust monitors,
- recordkeeping for particulate monitoring results,
- hiring of an independent third party to conduct inspections for visible dust and keeping records of those inspections,
- requirements for when dust generating operations have to be shut down due to dust crossing the property boundary or if dust is contained within the property boundary but not controlled after a specified number of minutes,
- establishing a hotline for surrounding community members to call and report visible dust problems so that the Applicant can promptly fix those problem; posting signs around the site with the hotline number and making sure that the number is given to adjacent residents, schools and businesses.

BAAQMD Asbestos ATCM

California Code of Regulations, Title 17, Section 93105

The Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying and Surface Mining Operations was signed into State law on July 22, 2002, and became effective in the Bay Area Air Quality Management District (District) on November 19, 2002.

The purpose of this regulation is to reduce public exposure to NOA from construction and mining activities that emit dust which may contain NOA. The ATCM requires regulated operations engaged in road construction and maintenance activities, construction and grading operations, and quarrying and surface mining operations in areas where NOA is likely to be found, to employ the best available dust mitigation measures in order to reduce and control dust emissions.

The following sources of dust emissions MUST be addressed in the Asbestos Dust Mitigation Plan:

- Track-out onto the paved public road;
- Active storage piles;
- Inactive disturbed surface areas and storage piles;
- Traffic on unpaved on-site roads;
- Earthmoving activities;
- Off-site transport of materials; and
- Post-project stabilization of disturbed soil surfaces.

BAAQMD - Asbestos ATCM

The California Air Resources Board's Naturally-Occurring Asbestos (NOA) Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations grants local air districts the authority to require NOA air monitoring for projects that are subject to the ATCM.¹ The ATCM prescribes that a 24-hour Transmission Electron Microscopy (TEM) analysis be performed in accordance with a modified version of the Asbestos Hazard Emergency Response Act (AHERA) test method.²

The Bay Area Air Quality Management District requires ambient monitoring of naturally occurring asbestos as part of the October 7, 2005 Asbestos Dust Mitigation Plan (ADMP) to help quantify any potential exposures to asbestos and help ensure public health exposures remained at levels that are less than significant. Routine monitoring results provide (1) valuable data to determine health risk exposures according to state guidelines³ and (2) daily results that help to identify any elevated levels that can then trigger a stop in construction activities that might be contributing to the elevated levels. Construction work must remain halted until monitoring results decline below the trigger level.⁴

The District currently requires 5 ambient monitors (HV-1, HV-2, HV-4, HV-5, HV-6) to be run every day there is dust generating (earth-disturbing) construction activity at the project. The monitors are located around the project boundaries and are positioned to provide upwind and downwind readings, to the extent possible, given the variations in wind direction and the fact that the samples are run for a 24-hr period.

1) California Code of Regulation, Title 17, Section 93105, Subpart (g)(1).

2) California Code of Regulation, Title 17, Section 93105, Subpart (h)(3).

3) California State Office of Environmental Health Hazard Assessment establishes health risk assessment guidelines for toxic compounds.

4) Monitoring results in excess of 16,000 structures per cubic meter of air as measured by Transmission Electron Microscope analysis.

Hunters Point Shipyard Phase 1 - Parcels A & A'

Draft Asbestos Dust Mitigation and Fugitive Dust Control Plan

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ASBESTOS DUST MITIGATION AND FUGITIVE DUST CONTROL PLAN

PARCELS A and A' - PHASE I DEVELOPMENT

HUNTERS POINT SHIPYARD
SAN FRANCISCO, CALIFORNIA

Prepared for

HPS Development Co., LP
1 Sansome Street, Suite 3200
San Francisco, California 94104

Prepared by

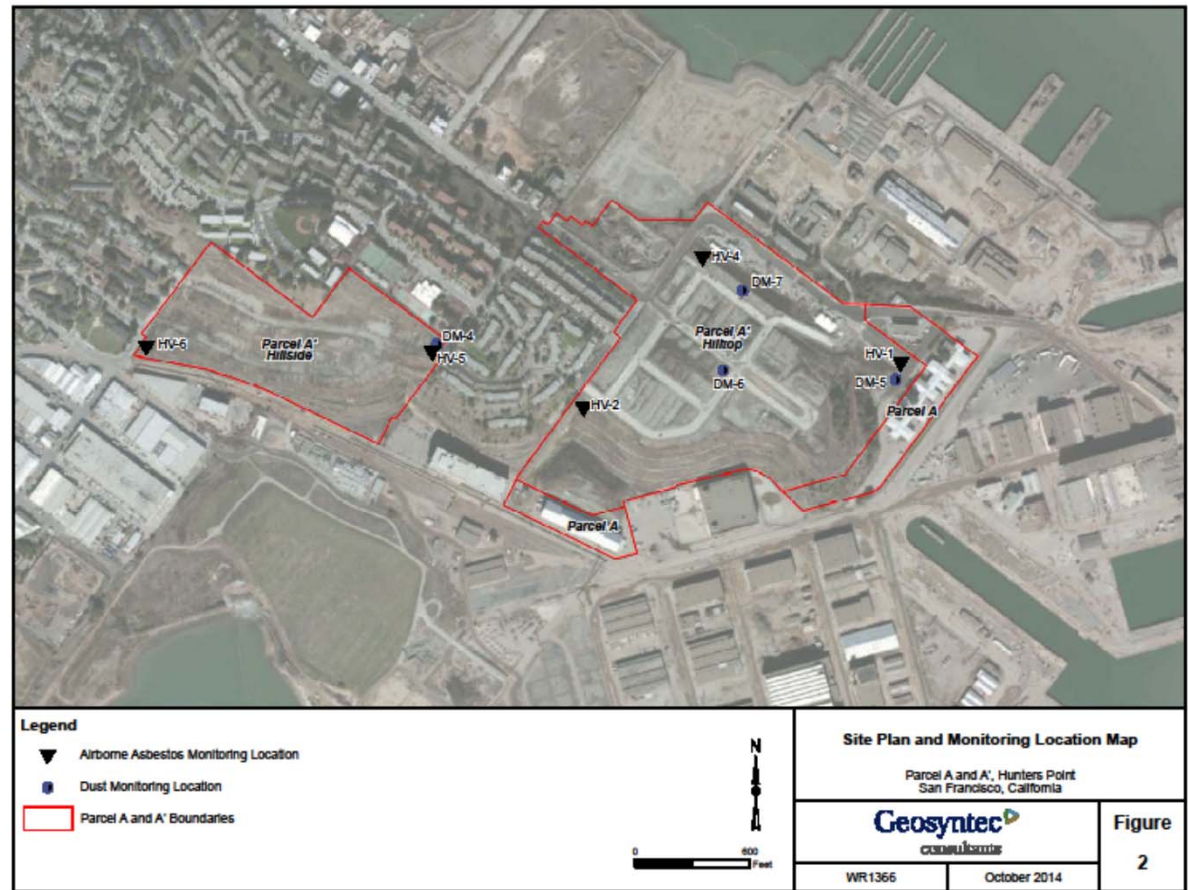
Geosyntec
consultants

engineers | scientists | innovators

1111 Broadway, 6th Floor
Oakland, California 94607

Project Number: WR1366

December, 2014



Candlestick Point Development - Asbestos Dust Mitigation and Fugitive Dust Control Plan

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Prepared for
CP Development Co., LP
1 California Street, Suite 2700
San Francisco, California 94111

**ASBESTOS DUST MITIGATION AND
FUGITIVE DUST CONTROL PLAN**

CANDLESTICK POINT DEVELOPMENT

Prepared by
Geosyntec
consultants
engineers | scientists | innovators
1111 Broadway, 6th Floor
Oakland, California 94607
Project Number: WR1843
28 April 2014



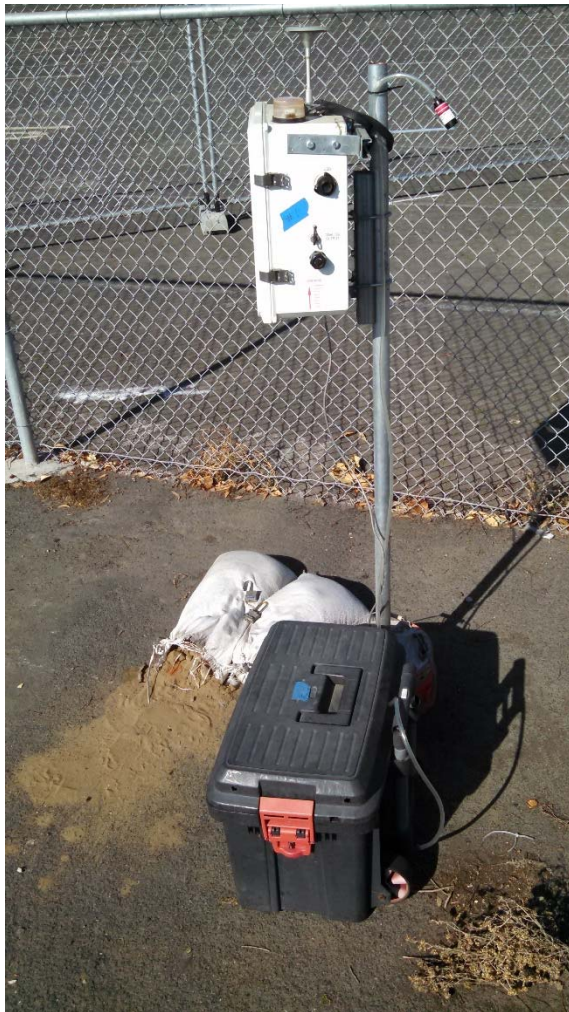
Typical Airborne Asbestos and PM-10 Dust Monitoring Equipment

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Airborne Asbestos and PM-10 Dust Monitoring Equipment In Use at CP

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Dust Monitoring Communication Protocols

CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE 2 DUST MONITORING COMMUNICATION PROTOCOL

This dust monitoring communication protocol has been established between the Owner (CP DevCo), General Contractor(s), and Air Monitoring Consultant(s) to ensure that airborne asbestos and fugitive dust monitors are operational regardless of any potential work schedule changes, or any work scheduled to occur on a weekend or holiday. Contact information will be amended as needed.

STEP 1: General Contractor notifies CP DevCo, or their assigned representative, of any proposed work schedule changes or work schedule to occur on day(s) that air monitoring is not regularly scheduled (weekends and holidays), no later 72 hours in advance to allow for proper notification to all parties. Communication must be made via email and must be followed by phone to confirm the proposed work schedule with a CP DevCo representative (see attached phone tree).

STEP 2: CP DevCo, or their assigned representative (TMD), contacts the Air Monitoring Consultant(s) via email once a request is received from the General Contractor of a change in work schedule or work scheduled for a weekend or holiday.

STEP 3: CP DevCo contacts the BAAQMD inspector, via email, when a request is received from the General Contractor that work is scheduled to occur on a weekend or holiday.

STEP 4: CP DevCo notifies General Contractor via email once it has confirmed that air monitoring will be provided and BAAQMD has approved work scheduled for a weekend or holiday.

GENERAL CONTRACTOR SHALL NOT PERFORM EARTH-DISTURBING ACTIVITIES UNLESS CONFIRMATION IS RECEIVED

STEP 5: Air Monitoring Consultant(s) deploy monitoring equipment prior to start of additional work. Air Monitoring Consultant(s) sends email to CP DevCo, their assigned representative, and General Contractor stating that monitoring equipment is operational.

STEP 6: General Contractor to confirm in the field that air monitoring equipment is operational prior to commencing earth disturbing activities. If equipment is not operational, general contractor shall contact CP DevCo, or their assigned representative.

GENERAL CONTRACTOR SHALL NOT PERFORM EARTH-DISTURBING ACTIVITIES IF MONITORS ARE NOT OPERATIONAL, REGARDLESS OF NOTIFICATIONS

HUNTERS POINT SHIPYARD PHASE 1 – BLOCK 49 DUST MONITORING COMMUNICATION PROTOCOL

This dust monitoring communication protocol has been established between the Owner (HPS DevCo), General Contractor(s), and Air Monitoring Consultant(s) to ensure that airborne asbestos and fugitive dust monitors are operational regardless of any potential work schedule changes, or any work scheduled to occur on a weekend or holiday. Contact information will be amended as needed.

STEP 1: General Contractor notifies HPS DevCo, or their assigned representative, of any proposed work schedule changes or work schedule to occur on day(s) that air monitoring is not regularly scheduled (weekends and holidays), no later 48 hours in advance to allow for proper notification to all parties. Communication must be made via email and must be followed by phone to confirm the proposed work schedule with a HPS DevCo representative (see phone tree below).

STEP 2: HPS DevCo, or their assigned representative, contacts the Air Monitoring Consultant(s) via email once a request is received from the General Contractor of a change in work schedule or work scheduled for a weekend or holiday.

STEP 3: HPS DevCo, or their assigned representative, contacts the BAAQMD inspector, via email, when a request is received from the General Contractor that work is scheduled to occur on a weekend or holiday.

STEP 4: HPS DevCo, or their assigned representative, notifies General Contractor via email once it has confirmed that air monitoring will be provided and BAAQMD has approved work scheduled for a weekend or holiday.

GENERAL CONTRACTOR SHALL NOT PERFORM EARTH-DISTURBING ACTIVITIES UNLESS CONFIRMATION IS RECEIVED

STEP 5: Air Monitoring Consultant(s) deploy monitoring equipment prior to start of additional work. Air Monitoring Consultant(s) sends email to HPS DevCo, their assigned representative, and General Contractor stating that monitoring equipment is operational.

STEP 6: General Contractor to confirm in the field that air monitoring equipment is operational prior to commencing earth-disturbing activities. If equipment is not operational, General Contractor shall contact HPS DevCo, or their assigned representative.

GENERAL CONTRACTOR SHALL NOT PERFORM EARTH-DISTURBING ACTIVITIES IF MONITORS ARE NOT OPERATIONAL, REGARDLESS OF NOTIFICATIONS

RFP Scope of Work Details

1) Airborne NOA and PM-10 Dust Monitoring and Reporting

Provide and operate airborne NOA monitoring stations during earth-disturbing activities as depicted on the Project Area Maps.

- ▣ Contract with a qualified TEM laboratory service provider capable of performing expedited testing on short notice, after hours and on weekends, as needed.
- ▣ Normal 24-hour monitoring schedule shall be from 3:30 p.m. on Sunday to 3:30 p.m. on Friday, unless otherwise agreed upon. Consultant will be expected to provide dust monitoring and reporting services, as needed, for any earth-disturbing activities planned to occur on weekends and holidays, or otherwise outside the normal workweek schedule with a 48-hour advance notice provided by Owner to Consultant.
- ▣ Collect airborne NOA samples for analysis at the end of each workday, approximately 3:30 p.m., and deliver to the laboratory for next day turnaround. TEM analysis results shall be made available by no later than 2:00 p.m. for samples submitted to the laboratory the prior day.
- ▣ Prepare and distribute electronic daily airborne NOA monitoring results to project stakeholders no later than 4 p.m. each day for samples submitted the prior day.
- ▣ Compile and distribute summary tables of TEM results on a weekly basis.
- ▣ Prepare and distribute electronic elevated readings notifications as necessary.
- ▣ Facilitate same-day turnaround TEM analyses in the event of an elevated result and transmit results no later than 10 p.m. on the same day samples were submitted for analysis.

Provide and operate continuous PM-10 dust monitoring equipment during construction activities as depicted on the Project Area Maps included as Attachment B, and as described in the attached ADM-DCPs. Continuous PM-10 measuring equipment shall be intended for outdoor (waterproof), long-term (no personal monitors) applications in potentially high humidity (fog) environments.

- ▣ Compile PM-10 data on a continuous basis.
- ▣ Prepare and distribute summary plots of PM-10 data on a weekly (Monday through Sunday) basis, or as otherwise required by permit.
- ▣ Prepare and distribute electronic elevated readings notifications, as necessary.

RFP Scope of Work Details – cont.

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2) Field Observations and Consultation

- ❑ Prepare daily dust control inspection reports as outlined in Section 8 of the attached ADM-DCPs for each separate monitoring network during active earth-disturbing construction activities.
- ❑ Provide immediate feedback and consultation with General Contractor(s), Construction Manager(s), and Owner representatives on inadequate dust mitigation efforts.
- ❑ Coordinate with the Bay Area Air Quality Management District (BAAQMD) and/or the San Francisco Department of Public Health (SFDPH) field staff, and General Contractor(s) to address dust mitigation concerns.
- ❑ Provide Owner with summary of site conditions within 24 hours of any elevated reading including lab results, weather conditions, general site conditions and construction activities, dust mitigation measures being utilized, additional dust mitigation measures recommended, and other information, as needed.

3) Additional Monitoring and Consultation Services

- ❑ Identify alternate locations for airborne NOA and PM-10 dust monitoring stations and facilitate relocation of monitoring equipment, and agency notifications, as necessary.
- ❑ Add or remove airborne NOA and PM-10 dust monitoring stations and/or separate networks, as necessary.
- ❑ Provide required notifications to appropriate regulatory agencies regarding planned construction activities.
- ❑ Attend preconstruction meetings to review dust mitigation measures as described in the attached ADM-DCP, and provide recommendations on construction methods, e.g., staging and scheduling, as requested by Owner.
- ❑ Attend community meetings to discuss dust control and air monitoring, as requested by Owner.

Consultants are encouraged to provide additional or alternative services to successfully implement the ADM-DCP in their proposals

RFP Format Details

Proposals to include all of the following documents:

- 1) Bid Form and Consultant Schedule of Fees - Attachment C
- 2) Written proposal including all requested information in Paragraphs A-C below.
- 3) Employment and Contracting Plan to conform to the hiring goals and regulations contained within the Agency Policies Document in Attachment D.

A. FIRM INFORMATION (2 pages max.)

Name of company, years in business, and number of employees. Names and titles of key staff and brief description of their roles/responsibilities in the project. Applicable Licenses and Certifications required to provide the scope of services in California. List of company-owned equipment and resources to be used on this contract. List any sub-consultants to be used and provide their scope and qualifications

B. FIRM QUALIFICATIONS (5 pages max.)

Demonstrate experience with the implementation of airborne asbestos dust and fugitive dust monitoring and reporting.
Identify all work experience within the City and County of San Francisco, as it relates to the scope of work

C. REFERENCES (3 pages max.)

Provide professional references for the Project Manager and key field staff including the names, titles, addresses, and telephone numbers of three (3) or more clients.

Any information thought to be relevant, but not specifically applicable to the Scope of Work, may be provided as an Attachment to the proposal.

Proposals are limited to a total of ten (10) pages, per side, double-sided proposals are mandatory.

RFP – Schedule of Values

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Airborne NOA and PM-10
Dust Monitoring and Reporting

Candlestick Point-Hunters Point Phase 2

Consultant Schedule of Fees

				Year 2015		Year 2016		Year 2017		Y2018 (Optional)		Y2019 (Optional)	
Item	Item Description	Qty/Yr	Unit	Unit Rate (\$)	Item Total (\$)	Unit Rate (\$)	Item Total (\$)	Unit Rate (\$)	Item Total (\$)	Unit Rate (\$)	Item Total (\$)	Unit Rate (\$)	Item Total (\$)
A	Air Monitoring During Construction (See Notes 1, 3 & 4)												
1	Normal Weekday 24-hr Sampling for Airborne NOA and PM-10 (4 stations in network). Inclusive of all labor, equipment, materials, testing and subcontractor costs.	240	DAY										
2	Weekend 24-hr Sampling for Airborne NOA and PM-10 (4 stations in network). Inclusive of all labor, equipment, materials, testing and subcontractor costs.	10	DAY										
3	Holiday 24-hr Sampling for Airborne NOA and PM-10 (4 stations in network). Inclusive of all labor, equipment, materials, testing and subcontractor costs.	5	DAY										
B	Field Observations During Construction (See Notes 2, 3 & 4)												
1	Normal Weekday Dust Control Inspections & Reporting. Includes onsite comm. w/GCs, BAAQMD and SFDPH to address dust mitigation concerns.	240	DAY										
2	Weekend Dust Control Inspections & Reporting. Includes onsite comm. w/GCs, BAAQMD and SFDPH to address any dust mitigation concerns.	10	DAY										
3	Holiday Dust Control Inspections & Reporting. Includes onsite comm. w/GCs, BAAQMD and SFDPH to address any dust mitigation concerns.	5	DAY										
C	Additional Monitoring Services (See Notes 3 & 4)												
1	Relocate Airborne NOA and PM-10 Monitoring Station in Existing Network.	1	EA										
2	Add (1) NOA and PM-10 Monitoring Station to Network (5-12 Stations Total).	1	DAY										
3	Subtract (1) NOA and PM-10 Monitoring Station from Network (1-3 Stations Total).	1	DAY										
4	Construct Chainlink Security Enclosure with Locked Gate.	1	EA										
D	Additional Consulting Services (See Notes 3 thru 6)												
1	Determine Revised Monitoring Station Location and Obtain Approvals.	40	HR										
2	Attend Pre-Bid Construction Conferences, as needed.	24	HR										
3	Attend Community and Stakeholder Meetings, as needed.	48	HR										
4	Additional Laboratory Work, as needed (Extra Grids for Low Volume, Sample Prep for Overloaded Filter, etc.)	1	T&M Allow										
5	Weekday Evening Expedited / Same Day TEM Analysis	48	EA										
6	Weekend/Holiday Expedited / Same Day TEM Analysis	24	EA										
	Estimated Annual Totals (\$)			—		—		—		—		—	

Notes

- (1) Annual quantities shown are based on a single typical network of 4 stations. Bidders should assume up to 6 separate networks of 4 stations each may be required at Candlestick Point and Hunters Point Shipyard Phase 2 during the contract period.
- (2) Annual quantities shown are based on inspections for single monitoring network. Bidders should assume up to 6 separate networks, 3 each at Candlestick Point and Hunters Point Shipyard Phase 2, may be operational during the contract period.
- (3) Bidder's unit rates shall apply regardless of actual quantity of contracted services.
- (4) Bidders are notified that intermittent periods of inactivity may occur during contract period when no sampling and reporting services are needed.
- (5) Attach list of fees for as needed additional laboratory work such as extra grids for low volume, sample prep for overloaded filter, etc. Outside services limited to 5% markup.
- (6) Attach hourly and daily rates for relevant staff, equipment and vehicles.
- (7) Attach any additional bid assumptions or exclusions.

SBE Goals and Procedures

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- ❑ 50% SBE participation goal for Construction Subcontracting. First consideration will be given in the following order:
 - SBEs in the zip code areas 94124, 94107 and 94134;
 - San Francisco-based SBEs;
 - Non-San Francisco-based SBEs which should be used to satisfy participation goals only if San Francisco-based SBEs are not available, qualified, or if their bids or fees are significantly higher than those of non San Francisco-based SBEs.
- ❑ As of March 2012, SFRA no longer directly certifies SBEs, however firms previously certified as MBE, WBE and SBEs with SFRA now referred to as the Office of Community Investment and Infrastructure (OCII) will continue to be valid through the expiration date on the certificate (3 years from the date of certification).
- ❑ To search for OCII SBEs, please visit the following site: <http://www.iucp.com/Default.aspx?agency=SFRA>
- ❑ To search LBEs, please visit the following site: http://mission.sfgov.org/hrc_certification/SEARCH.aspx
- ❑ For more information on the LBE certification process with the City and County of San Francisco, please visit the following site: <http://sfgsa.org/index.aspx?page=5364>
- ❑ Please contact Raymond Lee, Contract Compliance Supervisor for additional information at **Raymond.Lee@sfgov.org**.

RFP Contracting Details

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Duration of Contract: 3 years with 2 optional 1-year extensions

Direct written inquiries for information via e-mail to:
karen.bey@lennar.com

Send Written Proposals Directly To Address Shown Below:
CP DevCo/HPS DevCo (Separate Envelopes)
c/o Lennar Urban
1 Sansome Street, Ste. 3200
San Francisco, CA 94104
Attention: Karen Bey

RFP Timeline

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- ✓ **RFP Release:** January 20, 2015
- ✓ **Pre-Bid Conference:** February 3, 2015
- ❑ **Bid Proposal Due:** February 17, 2015 2:00 p.m.
- ❑ **Deadline for Questions:** February 13, 2015
(Karen.bey@lennar.com)
- ❑ **Selection Interviews:** Week of February 23, 2015
- ❑ **Selection Announcement:** February 27, 2015 (Anticipated)

Q & A

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